

Supplementary Information

To: Hunter and Central Coast Regional Planning Panel

From: Emma Brown, Senior Development Planner
Nathan Burr, Section Manager

Subject: Pre E-determination – DA/2371/2023 12-14 Jennings Road, Wyong

Date: 2 October 2025

This memo is to provide information to the Regional Planning Panel prior to the e-determination meeting briefing on 7 October 2025:

1. Amended Attachment B - CCDCP 2022

Attachment B - CCDCP 2022 - Chapter 2.2 Dual Occupancy and Multi Dwelling Housing CCDCP (2 October 2025)

Requirement	Proposal	Compliance
2.2.2 Site and Context Analysis		
A suitable site analysis plan is provided (2.2.2.1.1)		Yes
Contextual analysis provided where needed (2.2.2.1.2)		Yes
2.2.3 Building Scale		
2.2.3.1 Height		
Height not to exceed height within CCLEP	12 metres permitted as per CCLEP 2022. The maximum height of the proposed buildings will be 7.6 metres to 10 metres. The buildings will not exceed 2 storeys in height.	Yes

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Maximum height of 10m where not mapped	N/A	N/A
Height to generally not exceed two storeys	Fronting to Jennings Road reads as 2 storey.	Yes
2.2.4 Building Density		
2.2.4.1 Lot Size Requirements		
As per CCLEP	No CCLEP MLS. The site has a total area of 3160m ²	Yes
Front and Rear or Battle-axe style 1000m² sites slope 15 to 20% 1200m² sites slope >20% but < 25%	The topography falls towards Jennings Road from the rear of site a grade of 1:10 or a 10%. The site is not constrained by any easements or covenants.	N/A
Not supported on site >25% slope	N/A	N/A
2.2.4.2 Floor Space Ratio		
As per CCLEP where mapped	0.9:1 FSR is permitted as per the CCLEP 2022. The site is located on land that may exceed the maximum FSR by the percentages shown in Clause 4.4B of CCLEP 2022 which in this case is 15% (0.135) allowing a maximum FSR of up to 1.035:1. The FSR proposed is 0.6:1.	Yes
Minimum 25% ground level to be soft landscaping	 The site area is 3160m². 790m² at the ground level is required to be soft landscaped and hardstand areas should not be included in the soft landscape area calculations.	Yes

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	The development provides a landscaped area of 837m² and a deep soil zone of 493.4m². Although, the proposal is generally consistent with the above controls. The landscape plan should bolster the level of communal open space (currently 70m²) for the housing development. There is currently limited provision of significant deep soil zones and landscaping in conjunction with COS. Otherwise, the proposal generally meets the Objectives of 2.4C Landscaped Area of the LRHDDG and capable of meeting the requirements of CCDCP 2022.	
2.2.5 Building Setbacks		
Front setbacks		
Classified roads = 7.5m	N/A	N/A
Local Roads – average distance between nearest 2 dwellings OR 4.5 metres. Note: For the purpose of calculating the setbacks of the nearest 2 dwellings any ancillary development is to be disregarded.	The average setback is 8.4 metres. A 4.5 metre setback is proposed. An objective of building setbacks is to provide deep soil areas sufficient to new accommodate new landscaping. In this instance, the proposal is considered acceptable as the front setbacks are able to contain sufficient areas of deep soil and landscaping to provide screening and outlook to and from adjoining sites. Alternative native street trees such as banksia or grevillia in lieu of the tuckeroo are recommended to further bolster the greenscape. The amended scheme proposes dwellings that are generally well planned having regard to buildings setbacks as well as internal layouts and external amenity for residents and neighbours. The floor plan layouts generally provide appropriate room dimensions and access to natural ventilation. The main entrance stairs and landings for most dwellings would make it difficult to bring in bulky furniture into these units. 8 dwellings have at grade access. The north-south orientation of the site and development design attempts to mitigate overshadowing created by the proposal in order to	8.4 metres is required. 4.5 metres is proposed. No, merit assessment

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	minimise potential impacts to the adjoining residential development and future dwellings within the site itself. Dwellings although compact, generally are planned having regard to buildings setbacks, internal layout and external amenity for residents without impacting existing neighbours. The private open space of the surrounding properties and courtyards remains compliant with the planning controls. The POS of the development is compliant with the non-discretionary standards of SEPP Housing.	
Roads where road reserve <12m = 6.0m	N/A	N/A
Side setbacks		
For building height up to 4.5 = 0.9m	1.5 metre average setback	Yes
Height > 4.5m = 0.9m + ¼ of the building height above 4.5m	0.9 metres + 0.73 metres = 1.6 metre setback required above 4.5 metre height of building. Dwelling No.s 8 to 13 have habitable rooms (bedrooms) at the first floor, facing the western adjoining property. The setback is 4 metres from the western boundary. Dwelling No.s 14-16 and 17-20 have windows at the first-floor habitable rooms (bedrooms), facing the northern adjoining properties. Privacy issues can be mitigated at first floor via fixed screens or fixed translucent glazing, where these windows cause privacy concerns.	
Rear setbacks		
4.5m	4.5 metres. The proposed rear setbacks are considered acceptable.	Yes
To parallel road or public reserve = 3.0m		
As per coastal hazards as applicable		
Garages		
Local roads = 5.5m	N/A	N/A
Classified roads = 7.5m	N/A	N/A
Corner allotments side street dual occupancy		
2.0m plus comply with sight lines	N/A	N/A
Detached dual occupancy on a corner lot		

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To address both street frontages. Each dwelling to have a frontage to a "primary road". Setbacks to other boundaries will be considered side boundaries.	N/A	N/A
Corner allotment side street – multi dwelling housing		
3.0m plus comply with sight distances	N/A	N/A
Waterfront setback (absolute water frontage)		
In accordance with Clause 7.3 of CCLEP	N/A	N/A
Where there is no foreshore building line: • 6m for ground floor • 10m for any storey above ground level • 30m from Hawksbury River and tributaries	N/A	N/A
2.2.6 Built Form and Articulation		
2.2.6.1 Facades and Articulation		
Facades to be articulated. No unbroken walls >10 in length and >3m in height.	The façade does not display well thought out materiality, articulation or built form relief. Accessibility has in part been considered in the design brief. It is recommended better colour, materiality and faced articulation is included in order to enhance the visual presentation of the buildings to Jennings Road.	No. There are suitable recommendations in main body of the report to improve streetscape presentation and enhance urban form and design. Importantly, the street tree canopy and landscaped setback should be revisited to address the existing neighbouring from garden settings, as well as improve possible biodiversity for Jennings Road.

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Garage prominence to be minimised. - For multi dwelling or attached dwellings garages to be behind front setback and not exceed 50% lineal frontage. - For dual occupancy or semi detached dwellings garage width not to exceed 6m if: - Lot width <12m; or 6m or 60% of building width where lot width >12m	No garages fronting streetscape.	Yes
2.2.6.2 Roof Elements		
Roof design to respond to site conditions and suitably setback.	Flat roofs with solar hot water heaters proposed solar panels are recommended. Roof design could incorporate visual interest in lieu of being flat.	Yes
2.2.6.3 Residential Address		
Sight lines from the street to be maintained.	Through sightlines maintained.	Yes
Street number and building access easily identified from the street	Site identification proposed.	Yes
2.2.6.4 Design Integration		
Where existing building to be retained to be suitably upgraded to integrate with new development.	N/A	N/A
Existing building to be accompanied by floor plan and elevations, as well as schedule of external finishes.	N/A	N/A

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2.2.7 Residential Amenity		
2.2.7.1 Views		
Developments to be sited to enable sharing of views.	View sharing can be achieved.	Yes
View analysis to be provided where potential to obstruct views	Not provided as no significant view corridors are affected.	N/A
2.2.7.2 Privacy		
Direct overlooking of internal living areas and private open space and from surrounding dwellings to be minimised.	Privacy treatments are required for habitable rooms, windows at the first floor facing east, west and northern adjoining properties. One of the objectives of the building setbacks is to provide deep soil areas sufficient to new landscaping. In this instance is considered acceptable as front setbacks contain sufficient areas of deep soil and landscaping to provide screening and outlook to and from adjoining sites. A soft landscaped area of 837m² and deep soil zone of 493.4m² with a minimum 3 metre wide is provided. 65% behind the front building line exceeds the minimum non-discretionary requirement in the Housing SEPP. While not all dwellings will have a tree planted in the front and rear yard in accordance with the LRHDDG, there is an average of 1.5 trees per dwelling proposed. One of the objectives of Clause 2.2.5 Building setbacks is to ensure views, privacy and solar access of adjacent properties. Section 2.4H Solar and Daylight access of the Low Rise Housing Diversity Design Guide provides design criteria for Living room and private open space in each dwelling to receive a minimum of 2 hours direct sunlight between 9am and 3pm on the winter solstice. The SEPP housing clause for non-discretionary standards provides that "living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter". It is considered that although adequate solar access is distributed across the site / dwellings (PLA and POS), the amenity and quality of life of the residents could be improved. A recommendation is to increase the COS to supplement the undersized POS.	

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	The shadowing from the proposed development during mid winter, primarily extends towards the subject property and therefore existing adjacent development as well as the proposed units at the rear of the site, cast shadows on the units at the south of the site. Privacy issues have been mitigated via fixed screens or fixed translucent glazing, where these windows cause privacy concerns.	
Where living area windows or balconies of dwellings are within 12m of and facing living areas or balconies of adjoining to be offset or screened.	Privacy issues can be mitigated via fixed screens or fixed translucent glazing, where these windows cause privacy concerns and a condition should be imposed to the DA, should this DA be approved.	Yes
Window openings first floor or above to minimise potential overlooking.	Privacy issues can be mitigated via fixed screens or fixed translucent glazing, where these windows cause privacy concerns and a condition should be imposed to the DA, should this DA be approved.	Yes
Where windows have potential to overlook are to opaque finish or highlight windows.	Privacy issues can be mitigated via fixed screens or fixed translucent glazing, where these windows cause privacy concerns and a condition should be imposed to the DA, should this DA be approved.	Yes
Bedrooms are to be suitably located away from noise sources.	Privacy issues can be mitigated via fixed screens or fixed translucent glazing, where these windows cause privacy concerns. The Noise Impact Assessment (NIA) provides required acoustic performance for the glazing of facades along Jennings Road and suggests any mechanical plant (such as air conditioners) be located and designed to meet noise levels for surrounding sensitive receivers. The NIA does not consider construction noise and vibration impacts on surrounding sensitive receivers. Conditions commended for a Construction Management Plan (CMP).	Yes
2.2.7.3 Private Open Space Areas		

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Each dwelling provided with 45m² and a minimum dimension of 4.5m. generally at ground level and accessible from living areas. Required private courtyards shall not exceed a maximum grade of 1:14 to optimise useability for residents. Wherever a dimension is less than the required minimum width (i.e. 2m for balconies or 4.5m for courtyards) it shall not be counted as part of the calculation for private open space areas. Locations <i>Required ground level private open space may be provided in up to two locations for each dwelling, subject to</i>	The proposed POS at the rear of a dwelling should be directly connected to a principle living area. CCDCP requires 45m² private open space (POS) at rear ground level attached to principle living areas; 35% (7/20) dwellings comply (dwelling numbers 1-4 and 7, 16 and 20). Furthermore, the limited provision of communal open space (COS) and overall site accessibility remain a significant outstanding issue. Private open space per dwelling should have a minimum of 4.5 metre width. The same is recommended under the LRHDDG, the proposal does not comply with some dwellings having a POS of 16m² and most of the dwellings 17/20 (85%) do not have POS with the minimum size and dimensions. The recommendation to improve the size of COS on site is reasonable. See figures below showing dwellings with POS undersized dimensions. Figure – POS showing measured dimensions measured	No
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<i>compliance with the minimum dimension</i> <i>Ground level courtyards are not permitted within the front building setback area fronting local roads.</i>		
May be provided in up to two locations.	POS in front and rear setbacks of dwellings (not supported in front setback).	Yes
Ground level courtyards not within the front building setback area fronting local roads.	Applicant has included POS in front setbacks.	Yes
2.2.7.4 Common Open Space – Multi Dwelling Housing and Attached Dwellings		
Communal open space required where more than 10 dwellings	70m ² is proposed. The COS is to be refined to include usual community space activities such as planters for community gardens, areas for play space/equipment, bench seating and pergolas or shade structures.	No
Communal open space on no more than 2 locations at rate of 10m ² per dwelling and minimum 5m width.	200m² required: 20 dwellings x 10m² = 200m² of COS with a minimum dimension of 5 metres. None of the COS provided has a minimum dimension of 5 metres in both directions. In order to provide the required amount of COS, 2 dwellings (Nos 14 and 15) would need to be deleted. This would provide 266m² of COS with the required minimum dimension (if consolidated with the existing COS). If dwelling No. 14 only is deleted, this would provide 166m² of COS (which is under the minimum requirement). Given that most of the dwellings do not have POS of the required minimum size and dimension. This is indicatively shown below in the before and after scenarios.	No

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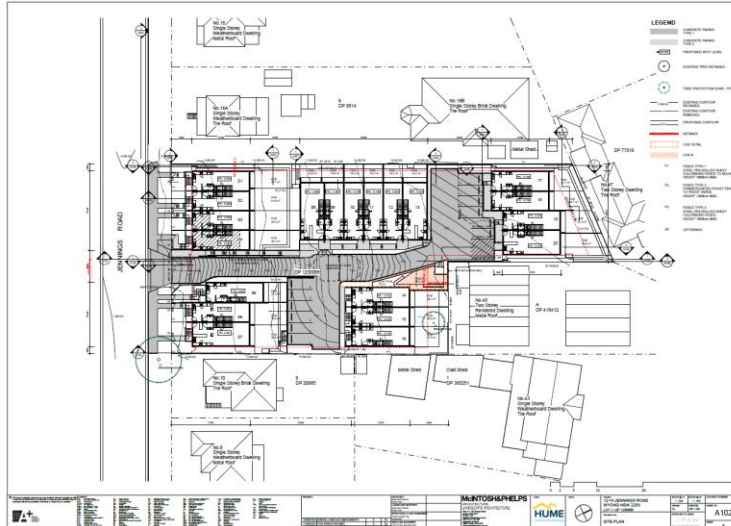


Figure 1: COS proposed

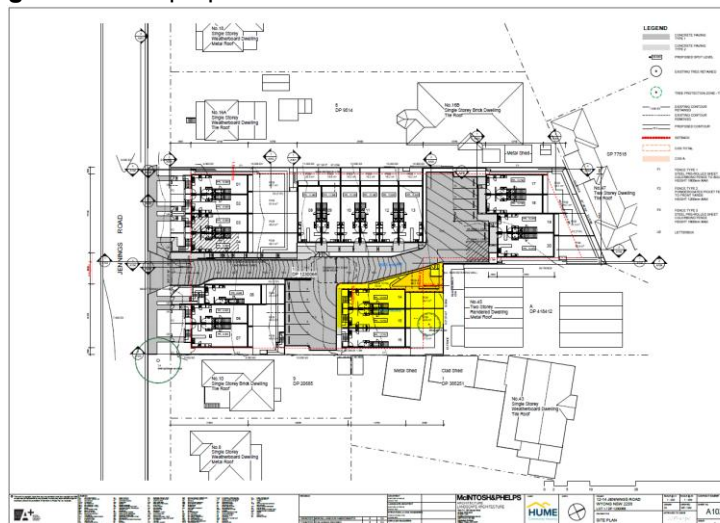


Figure 2: COS recommended

2.2.7.5 Sunlight Access

On June 21st, 50% of required open space to receive 3 hours sunlight between 9am and 3pm

The SEPP housing clause for non-discretionary standards provides that "living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter".

An analysis of solar to both the POS and PLA and an analysis is for the solar to either the POS OR the Living has been prepared.

The development complies with the non-discretionary standards in the Housing SEPP of 3hrs solar to 70% of dwellings.

The shadowing from the proposed development during mid winter, primarily extends towards the subject property and therefore existing adjacent development as well as the proposed units at the rear of the site, cast shadows on the units at the south of the site.

Yes, on merit

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Solar Compliance - 12-14 Jennings Rd Wyong								
Achieves Solar Access to Living AND POS								Achieves at least 3hrs solar
Unit No.	9am	10am	11am	12 noon	1pm	2pm	3pm	
01	X	X	✓	✓	✓	✓	✓	✓
02	X	X	X	✓	✓	✓	X	X
03	X	X	X	X	X	✓	X	X
04	X	✓	X	X	X	X	X	X
05	X	X	✓	✓	✓	✓	X	✓
06	X	X	✓	✓	✓	✓	X	✓
07	X	X	✓	✓	✓	✓	X	✓
08	X	X	X	✓	✓	✓	X	X
09	X	X	X	✓	✓	✓	X	X
10	X	X	X	✓	✓	✓	X	X
11	X	X	X	✓	✓	✓	X	X
12	X	X	X	✓	✓	✓	X	X
13	X	✓	✓	✓	✓	✓	X	✓
14	X	X	X	✓	✓	✓	✓	✓
15	X	X	X	X	✓	✓	X	X
16	✓	✓	X	X	✓	✓	X	X
17	X	X	X	X	X	X	X	X
18	X	X	X	X	X	X	X	X
19	X	X	X	X	X	X	X	X
20	✓	✓	✓	✓	✓	X	X	✓
Total no. of units that achieve the requirement								7/20
Percentage of units that achieve the requirement								35%

Solar Compliance - 12-14 Jennings Rd Wyong								
Achieves Solar Access to Living OR POS								Achieves at least 2hrs solar
Unit No.	9am	10am	11am	12 noon	1pm	2pm	3pm	
01	X	X	✓	✓	✓	✓	✓	✓
02	X	X	X	✓	✓	✓	✓	✓
03	✓	X	X	✓	✓	✓	✓	✓
04	✓	✓	X	✓	✓	✓	✓	✓
05	✓	✓	✓	✓	✓	✓	✓	✓
06	✓	✓	✓	✓	✓	✓	✓	✓
07	✓	✓	✓	✓	✓	✓	✓	✓
08	X	X	✓	✓	✓	✓	✓	✓
09	X	X	✓	✓	✓	✓	✓	✓
10	X	X	✓	✓	✓	✓	✓	✓
11	X	X	✓	✓	✓	✓	✓	✓
12	X	X	✓	✓	✓	✓	✓	✓
13	✓	✓	✓	✓	✓	✓	✓	✓
14	X	X	✓	✓	✓	✓	✓	✓
15	X	X	✓	✓	✓	✓	✓	✓
16	✓	✓	✓	✓	✓	✓	✓	✓
17	X	✓	✓	X	X	X	X	X
18	X	✓	✓	✓	X	X	X	✓
19	X	✓	✓	✓	✓	✓	X	✓
20	✓	✓	✓	✓	✓	✓	✓	✓
Total no. of units that achieve the requirement								19/20
Percentage of units that achieve the requirement								95%

70% of dwellings receive 3 hours to living and private open space midwinter with highest amount distributed across the site at 2pm.



2 JUNE 21st @1400 at FFL

95% received 2 hours to either living or private open space midwinter. The highest amount of solar distributed across the site at midday.



4 JUNE 21st @1200 at FFL

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Dwellings to be orientated to maximise internal solar access.	Proposal does not comply (see above).	No
Principal POS on adjoining lots should receive 3 hours sunlight between 9 and 3.	Proposal does not significantly impact lots.	Yes
Developments 2 storeys or more to provide shadow diagrams.	Shadow plans provided.	Yes
2.2.8 Parking and Access		
2.2.8.1 Car Parking		
Carparking within setbacks to classified roads not permitted.	N/A	N/A
Where parking located adjacent to boundary to be screened by landscaping.	Parking is not proposed adjacent to the streetscape.	N/A
One required resident space to be enclosed garage with minimum opening 2.7m and 5.5m x 3.0m inside.	No spaces are enclosed	No
Carparking in accordance with Chapter 2.13: Dual Occupancy: 3 or	30 spaces and 4 visitor spaces required as per the CCDCP 2022. A total of 12 spaces are proposed (inclusive of 2 small spaces). The proposed carpark spaces and internal circulation aisle complies with AS2890.1 for widths and dimensions.	No

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less bedroom s = 1 space per dwelling. 4 or more bedroom s = 2 space per dwelling Multi Dwelling Housing: 1.5 spaces per dwelling (to be rounded up) PLUS 0.2 visitor spaces per dwelling (to be rounded up)	Although the 'Small Car' spaces are short in width, these spaces will be usable due the presence of the turning bay next to these spaces, which will only be used by a fire truck in the event of an emergency. No accessible or visitor spaces are proposed.	
Visitor spaces to be provided for multi dwelling housing. One visitor space to be available for car washing facility. visitor spaces generally not encouraged within front setback.	No spaces provided.	No
Where access is to a classified road OR via a common	Common access is proposed from a single driveway on Jennings Road. The driveway design has undergone a number of iterations to improve vehicle and pedestrian safety through the site.	Yes

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driveway vehicles to enter and exit in forward direction.	The driveway is now proposed with a vehicle access crossing of 5.5 metre width at the boundary and 11 metre width at the kerb. The driveway width of 5.5 metres starts to transition to a narrower width of 4 metres through the site approximately 6 metres in from the front boundary. This length of the 6 metre wide driveway should not be reduced as this wider driveway allows suitably manoeuvrability for vehicles into and out of the site concurrently. These will be included in the conditions of consent as minimum dimensions. The applicant has not presented any supporting design or evidence to indicate anything other than a B99 vehicle can enter and exit the site in a forward direction. Vehicle tracking was included on the long sections in the Civil Engineering drawings by Tonkin that show a vehicle entering and exiting the property along both the main driveway MC00 and secondary driveway in front of dwelling No.s 14- 16. No information was presented on the areas where these vehicles would actually turn around to enable them to exit the property in a forward direction, nor was vehicle swept path clearances submitted to support these vehicle movements. The Traffic Impact Assessment, version 8, by Traffix, includes swept path analysis for a B99 vehicle entering the site and traveling to the rear of the site. A swept path analysis has also been included for a MRV entering the site and traveling to the rear of the site and undertaking a three point turn in front of dwelling No.s 17-20 to exit the site in a forward direction. The swept path analysis shows the vehicle clearance of the MRV to impact the kerb areas in the rear of the site. To achieve required turning movements through the site, kerbs, gardens, pedestrian areas and structures greater than 150mm in height shall not be encumbered by vehicle overhangs or vehicle manoeuvring clearances as identified in AS/NZS2890.1. No swept path analysis was supplied indicating a MRV could enter the driveway and parking areas in front of dwellings No.s 14-16 and turn and exit in a forward direction. As such, vehicles larger than a B99 passenger vehicle will be prohibited from entering the site. This includes vehicles over 6 metres in length, including but not limited to MRV and HRV vehicles. These vehicles can be restricted by regulatory signages by the applicant and included in the ongoing operational management plan by the housing provider.	
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	A 2 metre wide footpath will be required across the full frontage of the property. Up to half road construction will be required for the full frontage of the site. This will be included in the conditions of consent. The projected associated traffic generated from the development can be accommodated within the existing street network and intersections in the area. The internal layout of the proposed car park generally appears to be satisfactory and comply with the AS2890.1. The proposed access arrangements and driveway width appear to be satisfactory in terms of manoeuvrability and sight distance requirements. The proposed carpark internal circulation roadway(s) comply with AS2890.1 for widths and gradients. Adequate sightlines available both for vehicles and pedestrians at the exit side of the proposed access driveway.	
2.2.8.2 Access Designs		
Plain concrete driveways and open parking not supported.	Driveway material appropriate, heavy vehicle access to the site is only for a fire truck in the event of an emergency.	Yes
Vehicle access is permitted from laneway but not pedestrian, mail or garage collection.	Not applicable	N/A
Garages not to dominate building elevation.	N/A	N/A
Driveways to be offset by 2m at side boundary and taper to 0.5m. Offset areas to be landscaped.	2 metre offset	Yes
Minimum pavement width = 3m	A 2 metre wide footpath across the full frontage of the property with up to half road construction will be required for the full frontage of the site.	
Subdivision of dual	N/A	N/A

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occupancy into battle-axe to have 3.5m access available.		
Basement access to have minimal visual impact.	N/A	N/A
Basement may extend up to 1m above ground level.	N/A	N/A
2.2.9 Earthworks and Structural Support		
2.2.9.1 Earthworks		
See cut and fill requirements within chapter	The site is mapped Class 5 Acid Sulphate Soils. An acid sulphate soil management plan is not required. A Preliminary Site Investigation (PSI) and DSI generally addresses the requirements under State Environmental Planning Policy (Resilience and Hazards) 2021 by considering the PSI, site history, undertaking a site investigation and considering the sampling and analysis to support any conclusions made. Exceedances were detected in the soil for Zinc and Asbestos, Council generally concurs that any contamination on the site would be isolated to the specific areas of concern and any contamination can be resolved by including specific conditions with any development consent issued. Earthworks are proposed across the site in both cut and fill. The area under proposed unit 4 in the front of the site will be used as the bin storage area and will require greater excavation with depths up to 2.5 metres. Fill is proposed along the eastern boundary on top of the existing 150mm diameter VC sewer main. It is not clear if any significant retaining walls, or those greater than 0.6 metres in height are proposed within the development or along the boundaries. Any retaining walls supporting excavation or fill across the site are to be wholly located within the site and include a 60 year design life. Retaining walls designs for wall greater than 600mm in height must be certified by a registered practising Civil or Structural engineer as being in accordance with Australian Standards. This will be included as a condition of consent. The location of trees proposed as part of the landscaping work needs to take into account the location of retaining walls and ensure	Yes

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	that the retaining wall will not be impacted by the growth of trees and their ultimate tree root system. The area of potential soil disturbance is over 2500m². The applicant has provided a Soil and Water Management Plan (Tonkin, 27.03.25, Rev I, Drawing No. 101, 111, 112). The Plan has been prepared generally in accordance with the Blue Book. It is anticipated that this proposal will not significantly impact the surrounding environment. During the construction phase for this proposal, it is anticipated that there may be short term impacts, but these can be controlled with a conditional requirement for any development consent issued.	
2.2.10 Landscaping		
Landscape design to be prepared for the proposal.	Landscape Plan provided. 	Yes
Two street trees are to be provided per 15m of frontage.	Suitable street planting proposed.  It is recommended, native species be included where possible and dwelling occupants be provided with deep soil planters on terrace, balcony or within private open space areas to plant vegetable gardens, and mature plants to also attract native fauna and birdlife. It is noted that 5 x Tuckeroo native street trees are included in an amended landscape plan.	Yes

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	It would be ideal to incorporate more diversity along the streetscape to provide a greater visual interest and include in the canopy species such as a banksia or a grevillea species.	
50% of soft landscaping area to be available for deep soil planting.	Soft landscaped area of 837m ² and deep soil zone of 493.4m ² with a minimum 3 metres wide is provided.	Yes
Fencing details are to be provided with the application.	Fencing recommended to be low rise and transparent consistent with the streetscape character.	To be conditioned
Decorative fencing with maximum height of 1.2m permitted at front boundary.	Fencing recommended to be low rise and transparent consistent with the streetscape character.	To be conditioned
No structures or landscaping >1m to be within sight lines.	Fencing recommended to be low rise and transparent consistent with the streetscape character.	To be conditioned
2.2.11 Building Services		
2.2.11.1 Services - General		
Sites to be provided with adequate services.	Adequate services will be provided on and to the site.	Yes
Impacts to existing services to be identified	Existing services in the road verge, including water, sewer and telecommunications, have been included on the stormwater drainage plan and their location has been taken in to account with the stormwater drainage connection into the new kerb inlet pit in Jennings Road. A new 50mm diameter water main into the site from the existing 100mm diameter AC water main that runs along Jennings Road is proposed east of the driveway. This will connect into 20 individual sub water meters under Dwelling No.4 to service each dwelling. The water meter storage area is proposed in the same location as the bin storage area under Dwelling No. 4. There needs to be adequate separation between the water meters and the waste storage areas. The proposed location of the water meters must not impede access or operation of the waste storage areas. Water and Sewer is available to the land. The sewer pipeline relining is applicable between Manhole CH01 and Manhole CH02.	Yes

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	Building in the Proximity of Water & Sewer Pipelines Procedure is applicable due to the proposed Dwelling No. 7 and Dwelling No.16. The Manhole needs 1.5 meter radial clearance. The location of the manhole CH/02 is not clear in the proposed plan. There are two sewer junctions in the lot and applicant can use both of them or capped off the unwanted one. They need 1.5 meters radial clearance, otherwise they need to be relocated. The location of the sewer pipe and sewer junction in the proposed plan are required. There is a DN150 Asbestos Cement Water Main near to the front boundary in Jennings Rd. The depth and location of the water main is required for DA stage due to the new driveway proposed in the plan. Standard condition will be applied. The applicant needs to get a section 307 certificate of compliance under the Water Management Act 2000. Water and Sewer contribution fees are applicable.	
2.2.11.2 Civil Works		
Kerb and guttering and foot paving to be provided where possible and reasonable.	Design includes new kerb and guttering, footway, street landscaped setback and street trees.	Yes
2.2.11.3 Stormwater Management		
Stormwater management plan to be provided. Evidence of agreement of downstream easement to be provided when proposed.	The stormwater drainage plan included in the Civil Engineering set of drawings indicates an OSD tank volume of approximately 47m3 to be located under the driveway in the front of the site. Post developed flows for the 20%, 5% and 1% AEP will be maintained for the post developed flows so they do not exceed the existing discharge rate from the site. The stormwater drainage outlet from site will connect into a new kerb inlet pit in Jennings Road be constructed as part of this development. A 375 mm diameter stormwater drainage pipe will connect into the new kerb inlet pit in front of proposed unit 6 from the internal stormwater drainage network. Existing services in the road verge, including water, sewer and telecommunications, have been included on the stormwater drainage plan and their location has been taken in to account with the stormwater drainage connection into the new kerb inlet pit in Jennings Road.	Yes

Supplementary Information

	The Civil Engineering plans by Tonkin state that the “existing sewer to be locally adjusted to sit below stormwater pipe, to be resolved at detail design stage”. This area of conflict between the levels of the existing 150mm diameter VC sewer pipeline that runs in the road reserve of Jennings Road and the proposed 375mm diameter stormwater drainage pipe from the site will need to be resolved through the Section 68 and Section 307 approval process as additional adjustments may be required to the public infrastructure to ensure adequate clearance is achieved between the various underground services. A new 50mm diameter water main into the site from the existing 100mm diameter AC water main that runs along Jennings Road is proposed east of the driveway. This will connect into 20 individual sub water meters under Dwelling No.4 to service each dwelling. The water meter storage area is proposed in the same location as the bin storage area under dwelling No. 4. There needs to be adequate separation between the water meters and the waste storage areas. The proposed location of the water meters must not impede access or operation of the waste storage areas.	
2.2.11.4 Garbage and Waste Services		
Proposal to comply with Chapter 2.14	Waste management storage area is within the front undercroft waste room adjacent to Jennings Road. The bin collection area will be required to have a maximum grade of 3% as per Councils Waste Management Guidelines. The travel pathways between the bin collection room and the front verge where the bins will be collected on Jennings Road includes a section at 5% grade and a section at 11.25% grade, as per the proposed long section of the driveway MC00 of the Civil Engineering Plans by Tonkin. This section of 11.25% exceeds the 7% included in the discussion with the applicant at the meeting of 6 March 2025 and Councils Waste Management Guidelines. A safety rail will be required along the interface between the bin room landing area on the footpath and the driveway to ensure separation between vehicles and the safety of the people transferring bins to and from collection on Jennings Road. The footpath will be required to be 2 metres in width along the full frontage of the development on Jennings Road, to facilitate adequate space for the storage of bins on collection day and pedestrian thoroughfare.	Yes
Common bin storage	Council waste officer supports the waste solution with the 21 bins stored in an under-croft screen waste room below Dwelling No. 4	Yes

Supplementary Information

areas to be suitably screened and located.	adjacent to Jennings Road. It is noted that the bins will be collected from the kerbside in Jennings Road.	
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